090.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	798,400 / 798,400
					USE VALUE:	798,400 / 798,400
					ASSESSED:	798,400 / 798,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
170		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NIEVES RAUL JR
Owner 2:	EISNER ELLEN
Owner 3:	
Street 1:	170 WASHINGTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NIEVES RAUL JR -
Owner 2:	EISNER ELLEN -
Street 1:	170 WASHINGTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 2148 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	396,100	3,300	399,000	798,400
Total Card	0.115	396,100	3,300	399,000	798,400
Total Parcel	0.115	396,100	3,300	399,000	798,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.66 | /Parcel: 371.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 57459

GIS Ref

GIS Ref

Insp Date 10/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 090.0-0001-0002.0

!7281!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	396,200	3300	5,000.	399,000	798,500	798,500	Year End Roll	12/18/2019
2019	101	FV	300,600	3300	5,000.	404,700	708,600	708,600	Year End Roll	1/3/2019
2018	101	FV	300,600	3300	5,000.	302,100	606,000	606,000	Year End Roll	12/20/2017
2017	101	FV	300,600	3300	5,000.	273,600	577,500	577,500	Year End Roll	1/3/2017
2016	101	FV	300,600	3300	5,000.	262,200	566,100	566,100	Year End	1/4/2016
2015	101	FV	288,700	3300	5,000.	222,300	514,300	514,300	Year End Roll	12/11/2014
2014	101	FV	288,700	3300	5,000.	210,900	502,900	502,900	Year End Roll	12/16/2013
2013	101	FV	288,700	3300	5,000.	200,600	492,600	492,600		12/13/2012

PRINT

Date	Time
12/10/20	21:56:01

LAST REV

Date	Time
05/07/19	13:27:38

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7281

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NIEVES RAUL JR,	68766-109		1/20/2017	Convenience		No	No		
	21495-399		10/1/1991		191,000	No	No		Y

USER DEFINED

Prior Id # 1:	57459
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/12/2012	1151	Addition	37,500	C				
9/28/2005	884	Addition	54,000			G7	GR FY07	GUT REHAB KIT & BT
5/20/1998	311	Wood Dec	4,000					NEW REAR WDK
2/11/1998	76	Alterati	8,000					MOVE HEATING SYSTE

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2018	MEAS&NOTICE	HS	Hanne S
4/11/2013	Info Fm Prmt	EMK	Ellen K
1/10/2009	Meas/Inspect	372	PATRIOT
1/28/2000	Meas/Inspect	264	PATRIOT
8/7/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	5									399,000						399,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,000 | Spl Credit | Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.28176892
Const Adj.:	0.98000199
Adj $ / SQ:	157.017
Other Features:	86754
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	415156
Depreciation:	19097
Depreciated Total:	396059

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

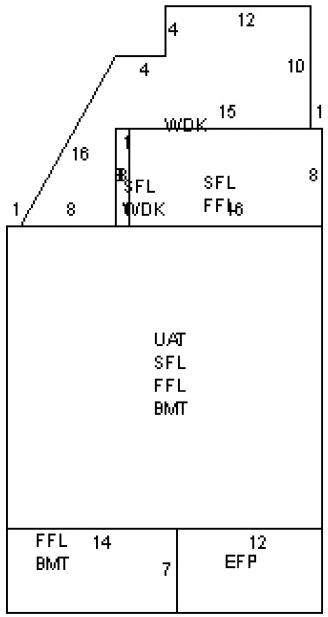
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	157.02
Special Features:	0	Val/Su Net:	138.25
Final Total:	396100	Val/Su SzAd	238.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	876	157.020	137,547
SFL	Second Floor	786	157.020	123,415
BMT	Basement	748	67.010	50,121
WDK	Deck	208	10.590	2,203
UAT	Upper Attic	163	62.810	10,206
EFP	Enclos Porch	84	58.440	4,909
	Net Sketched Area:	2,865	Total:	328,401
Size Ad	1662	Gross Are	3352	FinArea 2148

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 090.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	A	AV	1930	27.63	T	40	101			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300